003.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	905,000	/	905,000
USE VALUE:	905,000	/	905,000
ASSESSED:	905,000	/	905,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU WILLIAM--ETAL
Owner 2:	WANG GRACE
Owner 3:	
Street 1:	8 PARTHENON CIRCLE
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2254 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5286.000	442,100		462,900	905,000
Total Card	0.121	442,100		462,900	905,000
Total Parcel	0.121	442,100		462,900	905,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.60 | /Parcel: 401.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	2277
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!226!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	442,100	0	5,286.	462,900	905,000		Year end	12/23/2021
2021	104	FV	421,900	0	5,286.	462,900	884,800		Year End Roll	12/10/2020
2020	104	FV	422,100	0	5,286.	462,900	885,000	885,000	Year End Roll	12/18/2019
2019	104	FV	328,500	0	5,286.	491,800	820,300	820,300	Year End Roll	1/3/2019
2018	104	FV	328,500	0	5,286.	358,700	687,200	687,200	Year End Roll	12/20/2017
2017	104	FV	307,000	0	5,286.	312,400	619,400	619,400	Year End Roll	1/3/2017
2016	104	FV	307,000	0	5,286.	266,100	573,100	573,100	Year End	1/4/2016
2015	104	FV	273,400	0	5,286.	260,400	533,800	533,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13727-444		6/1/1979		75,000	No	No	Y	

PRINT

Date	Time
12/29/21	18:12:44

LAST REV

Date	Time
09/13/17	08:01:54
ekelly	

USER DEFINED

Prior Id # 1:	2277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
5/6/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5286		Sq. Ft.	Site		0	80.	1.09	1									462,863						462,900	

Total AC/HA:	0.12135	Total SF/SM:	5286	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	462,863	Spl Credit		Total:	462,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13032937
Const Adj.:	0.98000199
Adj $ / SQ:	199.391
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640657
Depreciation:	198604
Depreciated Total:	442053

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

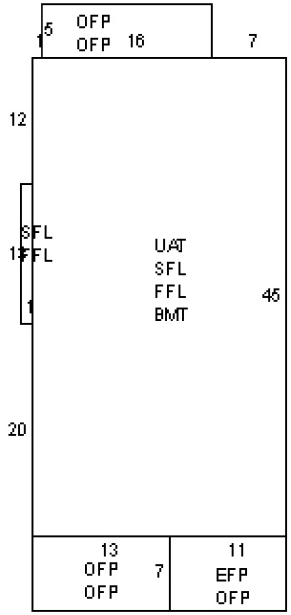
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	199.39
Special Features:	0	Val/Su Net:	109.65
Final Total:	442100	Val/Su SzAd	202.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,093	199.390	217,934
SFL	Second Floor	1,093	199.390	217,934
BMT	Basement	1,080	59.820	64,603
OFP	Open Porch	419	20.030	8,392
UAT	Upper Attic	270	94.710	25,572
EFP	Enclos Porch	77	61.330	4,722

Net Sketched Area:	4,032			Total:	539,157
Size Ad	2186	Gross Area	4842	FinArea	2254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.0-0001-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	